



04/08/09

Robert Wilson
Mirvac Projects Pty Ltd
L28, 60 Margaret St
Sydney, NSW, 2000

Dear Robert

**PROPOSED DEVELOPMENT - PACIFIC PLACE, 7 RAILWAY STREET, CHATSWOOD
CERTIFICATE OF CAPITAL INVESTMENT VALUE AT PLANNING STAGE**

I certify that the estimated cost (Capital Investment Value) of the above development as defined by Clause 245N of the Environmental Planning and Assessment Regulation 2000 for the above project is **\$131,995,000.00**

This includes;

- Design fees
- Construction cost of Buildings
- Construction cost of associate infrastructure
- Cost of Mobile Plant & Equipment

This excludes the following;

- Land costs
- GST

Yours sincerely,

A handwritten signature in black ink, appearing to read "M. Taranto".

Michael Taranto AAIQS*, MRICS**
Estimating Manager

* Chartered Quantity Surveyor , Australian Institute of Quantity Surveyors (Member No. 3229)

**Chartered Quantity Surveyor, Royal Institution of Chartered Surveyors (Member No. 1140996)